

**MINUTES OF A REGULAR MEETING OF
THE BOARD OF ZONING APPEALS
OF THE CITY OF JASPER, INDIANA AND PUBLIC HEARING
June 4, 2014**

Chairman Jerry Uebelhor called the Regular Meeting of the Board of Zoning Appeals to order at 6:30 p.m. Vice Chairman Josh Gunselman took roll call as follows:

Jerry Uebelhor, Chairman	-Present	Randy Mehringer	-Present
Josh Gunselman, Vice Chairman	-Present	Darla Blazey, Director of Community Development /Planning	-Present
Dan Buck, Secretary	-Absent	Renee Kabrick, City Attorney	-Present
Bob Cook	-Present		

PLEDGE OF ALLEGIANCE

Chairman Uebelhor led the Pledge of Allegiance.

APPROVAL OF THE MINUTES

Minutes of the May 7, 2014 regular meeting were reviewed. Randy Mehringer made a motion to approve the minutes as mailed. Bob Cook seconded it. Motion carried 4-0.

STATEMENT

Chairman Uebelhor read the following statement. "We are now ready to begin the public hearings scheduled for this evening. With respect to tonight's meeting and public hearings, we are hereby incorporating by reference into the record of tonight's meeting and public hearings, City of Jasper Ordinance Number 1993-17, entitled "Zoning Ordinance of the City of Jasper, Indiana and its jurisdictional area" and any and all amendments thereto, and the City of Jasper Comprehensive Plan. Audio and videotapes of these proceedings are also incorporated by reference into this evening's record."

OLD BUSINESS

Petition of Kamisub, LLC for a variance to allow an Assisted Living Residential Housing Development in an I-B (Industrial-Business District)

Tabled.

NEW BUSINESS

Petition of Jasper Engine Exchange, Inc. for a variance from City of Jasper Zoning Ordinance Section 16.03.050(13) [Requirements for Parking Spaces], Zoning Ordinance Section 16.03.050(14) [Number of Parking Spaces Required], and Zoning Ordinance Section 16.03.050(18) [Minimum Landscape Requirements]

Attorney Bill Kaiser, of Bingham Greenebaum Doll, was present on behalf of Jasper Engine Exchange, Inc., to request three variances regarding parking and landscaping at the

property the company recently purchased from Kimball International at 1220 and 1550 Power Drive. Jasper Engines is expanding its company to the 1220 Power Drive building. A power point presentation was shared explaining the need for the variances. Attorney Kaiser said as many as 600 employees could eventually be in the building at some point in the future. Although the City's ordinance requires a parking space for every two employees, a variance request is being sought to allow a new 250-space parking lot to be constructed behind the 1220 Power Drive building to accommodate the employees. A variance was also requested to allow landscaping to be around the lot's exterior instead of its interior, as required by City ordinance. The third variance is to allow the new parking lot to be gravel or crushed stone for longer than one year, which is required by City ordinance.

Some board members suggested allowing the company 10 years to gravel the parking lot, which could be parallel with the guidelines of the tax abatement for which the company was recently approved. Randy Mehringer said, in his opinion, 10 years seems too long; he suggested only five years. More discussion followed.

With no remonstrators present, Bob Cook made a motion to close the public hearing. Vice Chairman Gunselman seconded it. Motion carried 4-0.

Vice Chairman Gunselman made a motion to grant a variance from Section 16.03.050(14) [Number of Parking Spaces Required] to allow 250 spaces to accommodate up to 600 employees. Bob Cook seconded it. Motion carried 4-0.

Vice Chairman Gunselman made a motion to grant a variance from Section 16.03.050(18) [Minimum Landscape Requirements] to allow landscaping for the parking lot to be located along the exterior of the new off-street parking area as outlined in the presentation. Bob Cook seconded it. Motion carried 4-0.

Vice Chairman Gunselman made a motion to grant a variance from Section 16.03.050(13) [Requirements for Parking Spaces] to allow new off-street parking area for the facilities at 1220 and 1550 Power Drive to be gravel or crushed stone surface and without bumper guards or barrier curbs for a period up to 10 years to parallel with the tax abatement period, with the opportunity to either comply or return to the board and follow existing ordinances. Bob Cook seconded it. Randy Mehringer was opposed. Motion carried 3-1.

Member Randy Mehringer reiterated that, in his opinion, 10 years is too long to allow a waiver for paving the parking lot.

Zoning and Subdivision Control Ordinances update

Community Development and Planning Director Darla Blazey invited everyone to attend the next scheduled Steering Committee meeting which will be held on June 19th from 3pm-7pm at City Hall. The topic is "Subdivisions."

ADJOURNMENT

With no further discussion, Vice Chairman Gunselman made a motion to adjourn the meeting. It was seconded by Bob Cook. Motion carried 4-0, and the meeting was adjourned at 7:28 p.m.

Jerry Uebelhor, Chairman

Dan Buck, Secretary

Kathy M. Pfister, Recording Secretary